

After Recording Return To:

Delrae Estvold 4134 Sharpe Road Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX 2001 333-0 JUL 21 2021

Amount Paid Son Skagit Co. Treasurer
By DHJ Deput

SPECIAL WARRANTY DEED

GRANTOR: DELRAE J. ESTVOLD, as Personal Representative of the

Estate of AVES J. PICKERING, Deceased

GRANTEES: DELRAE J. ESTVOLD, a single woman, DAVID E.

PICKERING, a single man, and LISA A. BELL, a married woman as her separate estate, each as to an undivided one-third

fractional interest, as tenants in common

Legal Description;

Abbreviated Form: WESTWOOD PUD, LOT 5

Additional on: Page 2

Assessor's Tax Parcel No.: 4688-000-005-0000; P110956

THE GRANTOR, **DELRAE J. ESTVOLD**, in her capacity as the duly appointed, qualified, and acting Personal Representative of the **Estate of AVES J. PICKERING**, **Deceased**, under Skagit County Superior Court Cause No. 20-4-00421-29, in distribution of said estate, hereby grants, bargains, conveys, and confirms to the GRANTEES, **DELRAE J. ESTVOLD**, a single woman, **DAVID E. PICKERING**, a single man, and **LISA A. BELL**, a married woman as her separate estate, each as to an undivided one-third fractional interest as tenants in common, all of Grantor's right, title, and interest, together with all after-acquired title of the Grantor, in and to that

STATUTORY WARRANTY DEED-1

certain real property situated in the County of Skagit, State of Washington, legally described as follows:

Lot 5, "PLAT OF WESTWOOD PUD," according to the plat thereof, recorded in Volume 16 of Plats, pages 152 and 153, records of Skagit County, Washington.

SUBJECT TO: Easements, restrictions, and reservations of record.

The Grantor, for herself and for her successors in interest, does by these presents expressly limit the covenants of this deed to those herein expressed and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant to warrant and defend said real estate against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor, and not otherwise.

DATED: July 20, 2021.

Estate of AVES J. PICKERING, Deceased

DELRAE J. ESJ

Personal Representative

STATE OF WASHINGTON COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that DELRAE J. ESTVOLD is the person who appeared before me, and said person acknowledged that she was authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of AVES J. PICKERING, Deceased, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 20th day of July, 2021.

Notary Public State of Washington CASSANDRA CARR MY COMMISSION EXPIRES June 02, 2022

Printed Name

CASSANDRA CARR

NOTARY PUBLIC in and for the State of Washington

My Commission Expires

STATUTORY WARRANTY DEED-2

SUPERIOR COURT OF THE STATE OF WASHINGTON FOR SKAGIT COUNTY

Skagit County Clerk Skagit County, WA 10/13/2020

FILED

Estate of AVES J PICKERING:	No. 20-4-00421-29
	LETTERS TESTAMENTARY

I. BASIS

- 1.1 The last will of AVES J PICKERING late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on October 13, 2020.
- 1.2 In that will DELRAE J ESTVOLD is named personal representative(s).
- 1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT DELRAE J ESTVOLD is authorized by this court to execute the will of the above decedent according to law.

DATED 10/13/2020.

MELISSA BEATON, COUNTY CLERK CLERK OF THE SUPERIOR COURT Kristen Denton, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON

COUNTY OF SKAGIT

SS

I, MELISSA BEATON, COUNTY CLERK of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters Testamentary in the above-named case, which was entered of record on October 13, 2020.

I further certify that these letters are now in full force and effect.

DATED: 10/15/2020

MELISSA BEATON, COUNTY CLERK CLERK OF THE SUPERIOR COURT

Deputy Clerk